044.0	0006	0012.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,000,800 /	1,000,800
					USE VALUE:	1,000,800 /	1,000,800
					ASSESSED:	1,000,800 /	1,000,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
167	-169	PALMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KILBRIDE DIANE E
Owner 2:	
Owner 3:	
Street 1:	167 PALMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KILBRIDE ROBERT/ETAL -
Owner 2:	KILBRIDE DIANE E -
Street 1:	167-169 PALMER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .116 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2457 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5032.000	539,300	4,700	456,800	1,000,800
Total Card	0.116	539,300	4,700	456,800	1,000,800
Total Parcel	0.116	539,300	4,700	456,800	1,000,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 407.33 | /Parcel: 407.33

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 31600
GIS Ref
GIS Ref
Insp Date 05/07/09

PREVIOUS ASSESSMENT

Parcel ID 044.0-0006-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	539,300	4700	5,032.	456,800	1,000,800		Year end	12/23/2021
2021	104	FV	514,900	4700	5,032.	456,800	976,400		Year End Roll	12/10/2020
2020	104	FV	515,100	4700	5,032.	456,800	976,600	976,600	Year End Roll	12/18/2019
2019	104	FV	385,200	4700	5,032.	485,300	875,200	875,200	Year End Roll	1/3/2019
2018	104	FV	385,200	4700	5,032.	354,000	743,900	743,900	Year End Roll	12/20/2017
2017	104	FV	361,400	4700	5,032.	308,300	674,400	674,400	Year End Roll	1/3/2017
2016	104	FV	361,400	4700	5,032.	262,600	628,700	628,700	Year End	1/4/2016
2015	104	FV	322,100	4700	5,032.	256,900	583,700	583,700	Year End Roll	12/11/2014

!3796!

PRINT

Date	Time
12/29/21	23:36:16

LAST REV

Date	Time
10/11/19	11:48:06
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3796

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KILBRIDE ROBERT	69456-562		6/19/2017	Convenience	99	No	No		
PETRALIA MARY	25604-367		8/28/1995		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/23/1992	537	Manual	16,500					SIDING,ROOF,WINDOW

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2019	Mail Update	MM	Mary M
5/7/2009	Measured	189	PATRIOT
3/2/2000	Measured	264	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	31600
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5032		Sq. Ft.	Site		0	80.	1.13	1									456,769						456,800	

Total AC/HA:	0.11552	Total SF/SM:	5032	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	456,769	Spl Credit		Total:	456,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.13076925
Const Adj.:	0.98000199
Adj $ / SQ:	199.468
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	662515
Depreciation:	123228
Depreciated Total:	539287

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	6	3	
Totals			
2	13	6	

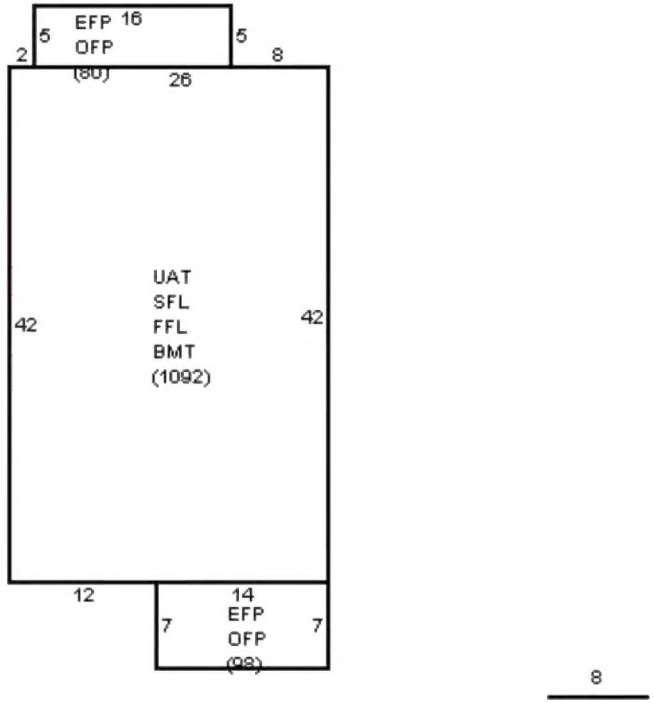
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	199.47
Special Features:	0	Val/Su Net:	138.10
Final Total:	539300	Val/Su SzAd	246.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,092	59.840	65,346
FFL	First Floor	1,092	199.470	217,819
SFL	Second Floor	1,092	199.470	217,819
UAT	Upper Attic	273	139.630	38,118
EFP	Enclos Porch	178	41.670	7,417
OFP	Open Porch	178	25.250	4,495

Net Sketched Area:	3,905			Total:	551,014
Size Ad	2184	Gross Area	4724	FinArea	2457

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 044.0-0006-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X18	A	AV	1923	21.94	T	40	104			4,700			4,700
2	Frame Shed	D	Y	1	5X12	A	AV	1980	0.00	T	31.2	104						

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700